

Outstanding Features at No Additional Cost

Gracious Living

- Premier Estate community in the Parker area with spectacular views overlooking the Front Range
- Selection of large home sites nestled among mature ponderosa pines
- Six attractive floorplans, and multiple exterior designs with various color schemes from which to choose
- Large comfortable family rooms with elegant designer niches in select designs
- Convenient second staircase to upper floor in select designs
- Air conditioning with environmentally conscious Puron® refrigerant standard with all home designs
- Walk out and garden basement home sites available
- Large community park with swimming pool, cabana, and play equipment

Designer Interiors with Luxury Features

- Voluminous ceilings in kitchen, living room, dining room, family room, and foyer in select models
- Designer gas log fireplace with stone surround in family room
- Formal dining room accented by traditional chair rail in select plans
- Decora® rocker-style light switches throughout
- Elegant hardwood flooring in grand entrance foyer, powder room, kitchen, and breakfast nook
- Luxurious master bedroom suites with cozy den or sitting area in select designs
- Ceramic tile flooring and countertops in laundry room

Magnificent Kitchens

- Beautifully designed 42-inch wall cabinets in a wide choice of responsibly harvested wood finishes
- Gourmet kitchen featuring KitchenAid® appliances and slab granite countertops
- Stainless steel 5-burner gas cooktop with downdraft vent
- Convenient large center island and sunny spacious breakfast areas in all kitchens
- Kohler® undermount stainless steel sink

Sumptuous Baths

- Lavish master bath with slab granite countertops, roman tub, ceramic tile surround shower and choice of fixture and tile color
- Master dual sinks in select designs with stylish Kohler® designer faucets
- First-floor powder room with elegant Sterling® pedestal sink, and beveled oval mirror
- Designer style elongated Sterling® commodes in all baths
- Secondary baths with ceramic tile flooring, tile tub surround, and Staron® solid surface countertops

Construction Highlights

- Structured wiring package with Cat-5 phone and RG6-cable
- Low-maintenance, long-lasting cementitious fiber siding
- Upgraded R-38 ceiling insulation, insulated basement walls, and 2x6 exterior wall framing which allows for 2" more insulation and greater energy efficiency (on most designs)
- 3-car garage fully drywalled with 3 coats of drywall taping compound
- Handsome 8-foot Therma-Tru® Fiber Classic front entry doors featuring their lifetime warranty
- Engineered concrete structural subfloor or slab on grade in basement, as appropriate in builder's discretion, based on lot specific soils engineering report and other factors
- Engineered wood I-joist floor system with nailed and glued sub-floor

Streetscape and Improvements

- Quiet cul-de-sac streets
- Generous front yard landscape packages includes trees, shrubs, sod, and automatic irrigation system
- Numerous picturesque street trees and landscaped common areas throughout the community

Conveniences

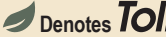
- Electric garage door openers on all doors
- Minutes from the state-of-the-art Parker Adventist Hospital
- Community situated close to Denver Tech Center and Meridian Business Park
- Convenient access to the Douglas County School District
- Located less than two miles from historic, downtown Parker
- Less than five minutes from E-470

Quality Assurance and Warranty

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high quality material, all the way through to on-site supervision by experienced project managers and construction managers.
- First home buyer orientation/inspection 5-7 days prior to settlement has a 300-item checklist
- Second home buyer orientation prior to settlement ensures work has been done
- Ten-year limited structural warranty program

Customizing Service

- Pre-priced options permit a full range of additional customizing to fit your particular needs: conservatories, atriums, guest elite suites, morning rooms, media rooms, wet bars, additional bedrooms and baths . . . and many more!

 Denotes **Toll Green** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.

Your new Toll Brothers home at The Estates at Pine Bluffs is unequalled in design and delivered value.